

July 25, 2024

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839 North Jefferson Street, Suite 503
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Re: Roumann v. T.V. John

As requested, I have revised my prior profit calculations to exclude profit erosion related to suspect project management skills. I added a "strike-through" at the removed line items and re-calculated a total of the remaining items in each reviewed project.

Jeffersonville Project Profitability
Net Profit Calculation

Profit per Cost Report Detail Excel 4/4/19	\$ 136,843
Remove Roumann Commission from project cost	66,874
Remove MWH Legal Fees from project cost	6,264
Remove President Hours	13,242
Remove Admin/Assistant Hours	17,935
Restore Credits on Deductive Changes (1/4/18 CO List)	38,624
Add CO amount for Steel Contractor replacement	95,000
Add CO amount for Masonry Contractor replacement	32,000
Add CO for Winter Conditions/Stone Base Issue	20,229
Add General Conditions CO identified during Start Delay	81,808
Remove GC costs during schedule overrun	54,011
Pending Replacement Contractor CO minus Steel/Masonry	277,289

Net Realized Profit \$279,782

West Lafayette Project Profitability
Net Profit Calculation

Profit per Cost Report Detail Excel 3/22/19	\$ 387,449
Remove Roumann Commission from project cost	244,073
Remove MWH Legal Fees from project cost	25,056
Remove President Hours	21,212
Remove Admin/Assistant Hours	23,219
Carpentry and Painting Subcontractor Mismanagement	209,524
Pending Change Orders - 23 pending approval	211,977

Net Realized Profit \$ 701,009

Indianapolis Project Profitability
Net Profit Calculation

Profit per Cost Report Detail Excel 3/22/19	\$ 442,075
Remove Roumann Commission from project cost	189,271
Remove President Hours	7,908
Remove Admin/Assistant Hours	16,160
Extended GC Change Order Adjustment	<u>90,872</u>

Net Realized Profit \$ 655,414

Fuel Center - Flushing
Net Profit Calculation

Profit per Cost Report Detail Excel 3/22/19	\$ 91,996
Remove Roumann Commission from project cost	19,604
Remove President Hours	<u>3,292</u>

Net Realized Profit \$ 114,892

Comments:

Jefferson

I did not remove item "Restore Credits on Deductive Changes" since that is an accounting error correction and not a project management issue.

West Lafayette

I removed the amount for "Pending Change Orders". I understood those items had been submitted at the time of my report but were still in progress and not yet approved. An updated change order log should be reviewed to determine commission on any changes approved after the date of the original reports.

My opinions are based on my experience, the evidence I reviewed, and information known at the time of this report. My opinions are to a reasonable degree of certainty. I reserve the opportunity to restate or amplify my positions if additional documents are received or other information becomes available.



George C. Minnich